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THE DISPATCH FOUNDED 1884.

RICHMOND, VA., SUNDAY, SEPTEMBER 7, 1913.

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REAL ESTATE AND BUILDING NEWS

Summer Dullness Showing Signs of Taking a Rest.

MONEY LENDERS LOOSENING UP

More Cash Put Out on Realty
Security Last Week Than for
Any Like Period in Some
Months—No Sacrifice
Bargains to Be
Gobbled Up.

While there was not a great volume of business in the real estate realm last week there was much better feeling, and a decided improvement in the general tone. This was noticeable in the firmness of the market, in the numerous small sales that were made and in the matter of loans on real estate. The sales were small in the main, but the aggregate far exceeded that of the previous week. The purse strings of the lenders of money, those who put their surplus cash out on realty through the real estate agents, were loosened up considerably, and I heard of numerous good sized loans and any number of small ones that had been completed, the securities approved and recorded and the borrower sent on his way rejoicing. It must be said, however, that the demand for money on the part of home builders and home improvers is yet somewhat in advance of the supply of ready loanable cash. One agent told me that as soon as it became known that an agency had some money bags to open he might expect a rush on his office, and in every instance the past week the rush promptly came. Another firm told me that the money lending man of the concern had been kept pretty busy for the past several days, and had put out about \$25,000 in amounts ranging from \$200 to \$12,000.

Clouds Passing By.
Altogether, everything in the real estate market looks brighter, and there are indications of a still further brightening up of things, although there may be some time to yet elapse before the men of news will be able to record anything like a rushing activity, the speculators and short time investors being not yet in evidence. There is, however, a good deal more of inquiry on the part of people who have the money for permanent investment. A majority of these are looking for bargains, having been led to think from the heretofore prevailing dullness that the same might be found with more or less ease. There are, of course, bargains in Richmond dirt, but so far as can be ascertained by the most earnest seeker after the same, there are no people holding good, eligible dirt who are ready to dispose of the same at anything like a sacrifice. Quite the contrary. Holders of central city property are holding stiff, and apparently feeling no uneasiness about their holdings.

Farm Lands Active.
The inquiry for good Virginia farming lands, especially for such as are located in convenient distance to Richmond, Petersburg, Lynchburg, Danville, Norfolk or other large markets, is quite active. Nearly all of the agencies that make a specialty of farm lands report that they are being kept fairly busy taking people out to view the prospects, and not a few good sales of this class of property were closed last week, in the main, to newcomers to old Virginia.

The rental agency also had a busy time during the entire week. One Main street agency reported the rental of fifteen houses, and they were placed without any trouble. All the agencies say there are fewer rent cards stuck on houses than usual at this time of the year, and that for the past two weeks they have been coming down faster than they went up a month and two months ago.

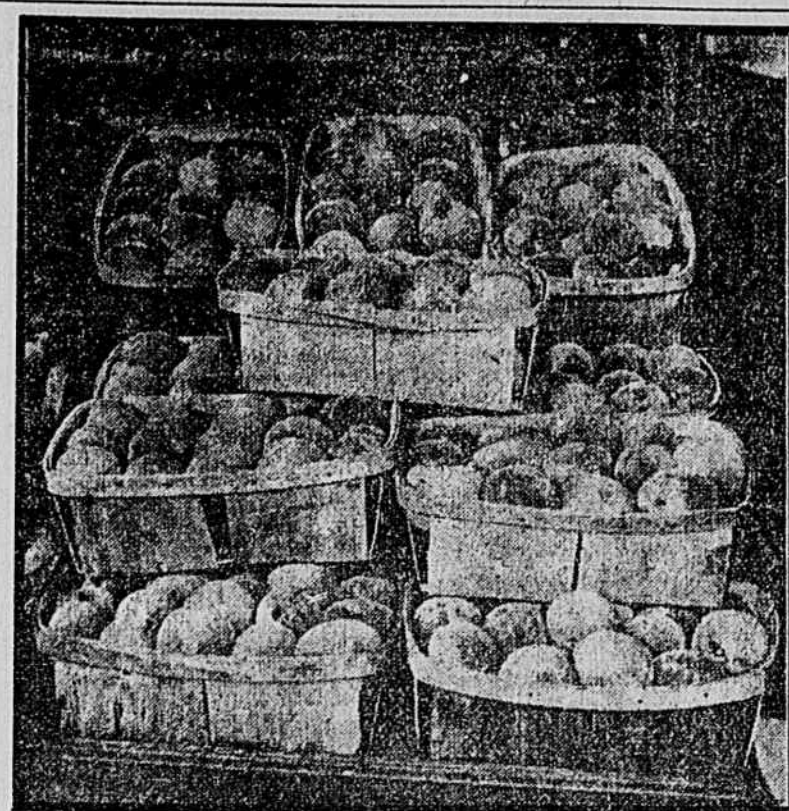
WATER PROBLEM ON FARM.

Light on Interesting Subject—Drudgery for Farm Women May Be Lightened by the use of a new water pump, and their successors, the street car, passed out of the community long ago; they have almost passed out of memory. Yet, as time is measured by the clock, it is not so long since it was necessary over a large area of this country for even town and city people to go outside upon the well, the pump or the faucet for the domestic supply of water. The well, however, is no longer a thing of the rural home, whether the water be drawn from it by bucket or pumped from it by hand. The great majority of cases water for domestic use in the country is still drawn from the well by bucket, or pumped by hand. While the number of farmhouses piped and supplied by water from tanks filled by windmill or motors has steadily increased during recent years in all parts of the United States, yet, as a Southern educator has recently declared, it is true that nine-tenths of the drudgery for women in farm life is due to antiquated methods in handling the household water supply.

This investigator estimates that the water used in farm cooking is handled an average of six times, and that, including wash day, the farm wife lifts an average of 150 gallons of water a day. For an installation costing \$250, he contends, much of this toil might be eliminated. Commenting upon this, the Chicago Journal expresses the opinion that the figure named is too high for a simple equipment that would lessen the drudgery by half, and too low for an equipment equal to that of a city residence.

It is a question whether the independent equipment will ever satisfactorily meet the needs of the farm home. So much is dependent upon making farm life comfortable, and the question of water supply is so intimately related to the rural uplift that it is a matter worthy of serious and expert treatment. A prime essential to the rural uplift is the introduction into this country of the community system, which obtains in agricultural districts abroad. American farmhouses are scattered, often widely separated, frequently isolated, and this makes it difficult if not impossible to provide them with conveniences and comforts common to populous districts. The grouping of farmhouses would make it much easier, at all events, to distribute among them not only water, but power, heat and light at a minimum cost of service.

SOME THINGS VIRGINIA IS GETTING "LONG" ON



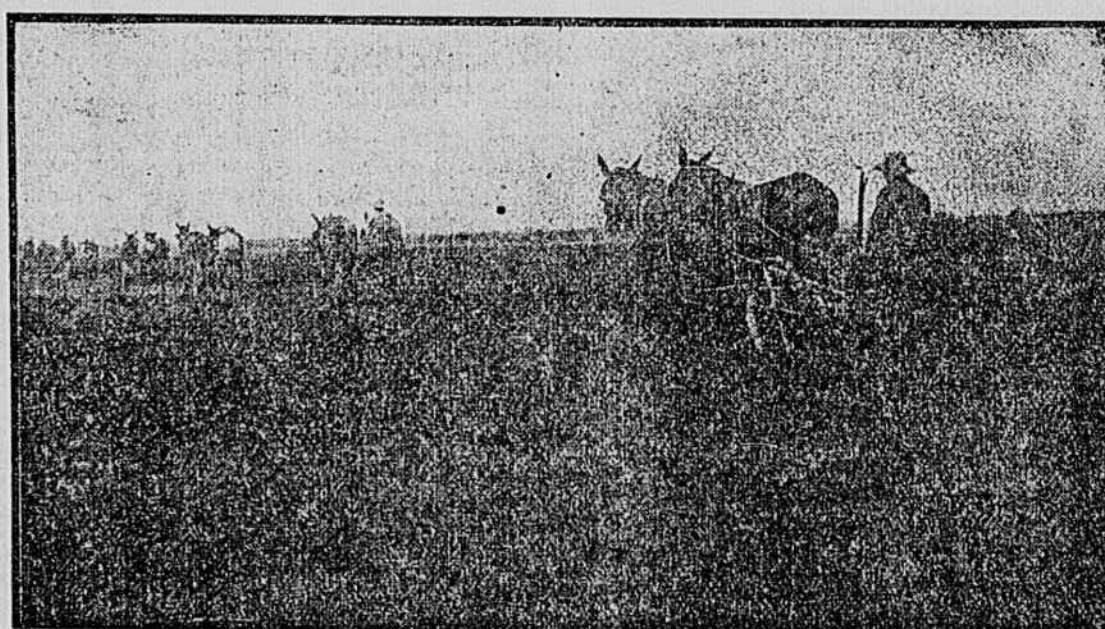
VIRGINIA-GROWN PEACHES.



PICKING AND PACKING APPLES FOR MARKET.



CATTLE GROWN READY FOR EXPORT ON GRASS ALONE.



FIVE HUNDRED ACRES OF ALFALFA.

MAMMOTH CAVE IN OLD KENTUCKY

Richmond Man Visits the Great
National Curiosity and
Tells About It.

WONDERS UNDER THE EARTH

Property That Ought to Be
Brought Under State or
National Control.

BY AUBREY L. OWEN.
The Mammoth Cave, located in Edmonson County, Ky., ninety miles south of Louisville, is one of the greatest natural wonders of the world. Five different levels and 224 streets and avenues—150 explored miles of a subterranean world, with starry firmament, dells and grottoes, pits and domes, mountains and river cascades, and with the temperature at 54 degrees the year around.

The entrance to the cave is down a long flight of narrow stairs. Its interesting and wonderful features begin from the time of entrance. "Stalactites and stalagmites, of beautiful and countless forms; great auditoriums with lofty ceilings—one where the formations resemble a starlight sky—domes hundreds of feet high, the sides formed of tier after tier of fluted columns, balanced upon hanging rocks—huge piles of rock that seemingly have been swirled round by underground waters until they have worn great caverns; mighty crevices or clefts, as if made by earthquakes; barren underground streams, and a river, known as "The Echo," fifteen to forty feet wide, traversed by boat for half a mile. Nearly all of this is in one vast resort; its branching avenues and side crevices, its lofty roof of limestone rock, its ancient battlemented shores, all serve as reflectors of every sound, however slight, and send it back intensified a thousand times, with its roughness blended into one sweet volume of glorious harmony, with ever-diminishing volume, as it rolls down along the unknown halls and reverberates from secret chamber walls."

Varied Formation.
The formations in the cave are of every imaginable shape, including religious things from an arm chair to a bridal altar. In one place the lights from the guide's torch, shining through an opening, form a remarkable well-shaped statue of Martha Washington.

Some of the principal features of the cave are: Saltpetre Works (an interesting relic of the War of 1812), Rotunda, Audubon Avenue, Olive's Bower, Corkscrew Exit, Methodist Church, Booth's Theatre, Gothic Avenue, Pillars of Hercules, Bridal Altar, Arm Chair, Elbow Crevice, Annetta's Dome, Statue, Giant's Coffin, Consumptive's Homes, Star Chamber, Lovers' Retreat, Labyrinth, Grotto of Sighs, Grand Crossing, Valley of Humility, Fat Man's Misery, River Hall, Dead Sea, River Styx, River Lethe, Purgatory Slough, Echo River, Internal Regions, Valley of Flowers, Martha's Vineyard, Dining Hall, Snow Ball Room, Flora's Garden, Last Room of Summer, Rocky Mountains, Diamond Hollow, Maelstrom, Croghan's Hall, Barney Stone, Corkscrew, Chief City.

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A 100-ACRE HAYFIELD.

In several brief articles in this section, fruit culture, cattle raising and grass growing in Old Virginia are discussed to a greater or less extent. In a measure, these are new industries in this Commonwealth, but they are great industries, and becoming greater and greater every year. They are, indeed, "money crops."

WAY OF LIVING IN THE PHILIPPINES

Richmond Boy Tells of Things
He Has Seen in the Far-
away Islands

William H. Brown, a Richmond young man, now in the Philippines in government employ, has written to a relative in this city a very interesting story of life in Manila. A few extracts are given below:

Manila is perhaps the most interesting place I have seen, and so I shall begin there. The city is girded by the river Pasig. The left as you go up the river, being the business section. The chief street is the Escolta, where one finds a strange mingling of the old and the new Spanish stores with balconies alongside American ones with large plate-glass windows. The Escolta, like Manila, is more cosmopolitan than New York. Side by side are stores run by Spaniards, Germans, Americans, Englishmen, Filipinos, Chinese, Japanese, Indians, etc. What makes a Manila man more cosmopolitan is that the foreigners retain their native dress to a large extent. On the Escolta one can get pretty much anything in the way of merchandise. The old or walled city is on the other side of the Pasig over which there are a number of fine bridges. The means of transportation are numerous. Street cars go everywhere. Hauling is done on auto trucks, or by the slow carabao carts. Horses roam all over town, and the natives charge one or two people 10 cents for a ride or 20 cents for an hour. Calasas, a handsome form of the same general style, are the most popular vehicles in Manila. They cost 50 cents per hour. Passing out of the city one crosses the Sunken Gardens, which extend around the walls, and arrives at Manila's playground, the Luneta, a park where a band plays fine music from 6 to 7:30 every evening. Here Manila parades. In front is the bay, behind the carnival grounds, where the future government buildings will be situated; to the right the Manila hotel, to the left the Army and Navy Club.

Manila has many fine buildings, among them being the Bureau of Science; white, picturesque cathedrals are everywhere, and there are palms.

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VIRGINIA MICA IS TAKING THE LEAD

Growing Industry That Has Been
Developed at Ridgeway,
in Henry County.

E. A. Schubert, the mineralogist of the Norfolk and Western Railway, has been investigating mica deposits in Virginia along the lines of that railway. He writes:

"The mica industry is one of growing importance. This valuable mineral is required in increasing amount, in keeping with the rapid application of electrical energy, whether for power, light or such other purposes to which it may be adapted. Thirty years ago the amount of mica required in manufacture and art was very limited. Now it is an industry the extent of which is measured in hundreds of thousands of dollars, and increasing annually.

"The first mica mined in the United States came from New England, but the quantity and quality both were deficient. This led to new explorations and the transfer of the major portion of the industry to North Carolina, in which State nearly one-half of the entire amount consumed is being mined. "Some six years ago a number of Pittsburgh capitalists were directed to Ridgeway, Henry County, Virginia, as offering an attractive field for mica development. After several years of exploration work, the expenditure of much capital and the accomplishment of the usual disappointments in mineral development, the stockholders of the Ridgeway Mica Co. finally were rewarded for their patience, energy and money expended by being apprised of the fact that they had a real mine and a good one. They now have driven their shaft to a depth of over 100 feet, find the mica between well-defined walls, having a vein about six feet wide, and are taking out about 15,000 pounds of the very highest grade mica monthly. The largest block recovered weighed over 3,000 pounds, but blocks that weigh from 400 to 600 pounds are of frequent occurrence. This mine is reputed as producing the largest and best blocks of mica in the United States, some sheets cutting

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BRIEF NOTES FROM ALL OVER VIRGINIA

"Governor" Stuart and Good
Roads—Hampton Roads Good
Test—Dabney to Help.

The Newport News Press says: Henry C. Stuart, our next Governor, is himself a road-builder. He built a road from his plantation in Russell County to the railroad, a distance of twelve miles, and it is conceded to be one of the best constructed roads in the Commonwealth. The County of Russell has about seventy miles of macadam road, some of it costing as much as \$8,000 a mile, and the system of roadways is being extended each year. It goes without saying, therefore, that Mr. Stuart, when he becomes Governor, will give special attention to this subject and will aid in devising a plan for keeping the improved highways of the State in repair. It is certainly an absurdly wasteful policy to build roads at considerable cost to the taxpayers and then allow them to go to pieces.

Tracklaying has begun on Virginia-Carolina Railway's extension from Reivins Station into North Carolina. The Haxinger Lumber Company is also reported to have begun construction of two branch railroads, one from Green Cove to Park.

The Tidewater News says: The Young Men's Business Association of Franklin will have William T. Dabney, business manager of the Richmond Chamber of Commerce, to address them in their reading rooms Thursday evening, September 11, at 8 o'clock. Mr. Dabney is considered one of the most energetic and effective business boosters in the South, and the association invites all merchants, business and professional men of the town with them and hear him.

The Marion American says: The third annual exhibition of the Smyth County Fair Association, held in Marion on Wednesday, Thursday and Friday of last week, was a decided success. The weather was fine, the attendance was the largest since the organization of the association, and the exhibits in most of the departments

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IMPORTANT WORK ON THE COAST LINE

Double Tracking and Bridging
in the Region Around and
About Fayetteville.

VIRGINIA CONTRACTORS ON JOB

Big Money Being Spent in North
Carolina to Meet Demands of
Increased Business.

BY ALFRED M. MYROVER.
Fayetteville, N. C., September 6.—Not wars, rumors of wars, homicides, thefts, divorces, joy rides, nor the quarrelling of a lunatic over his breakfast—none of these things furnish the news that is of interest to the world's attention. The happenings—if they can be designated by a word so nearly approaching the accidental in meaning which tend toward the world's advancement are rarely attended by the exoteric details marking the other kind of news—the crash of fallen reputation, the clash of personalities, the freaks of temperament. Against such odds is wrought the work which means substantial progress to society, that, speaking broadly, it is done in silence. It is mostly carried on by taciturn men. The politician, the press agent, the litterateur, or the artist will draw his hearer in a torrent of words on the slightest pretext, but if it desired to get anything out of the man who is doing the earth's heavy work, it is necessary to ask questions.

A typical example of this kind of constructive activity is the work being done, with Fayetteville as a center, on the Atlantic Coast Line Railroad. This doubling is an early stage of the double tracking which is expanding the Coast Line's system to meet the demands of the increasing traffic, being the whole of the concrete work made necessary by the laying of the additional track between Parkton and Seba, on the main line, which includes the erection of all piers and abutments for bridges and culverts.

This construction, for which the railroad is paying \$175,000, is being handled by the W. Z. Williams Construction Co., of Macon, Ga. The contractor in charge of the whole work is A. P. Cornell, of Barnwell, S. C., a member of the Williams firm. The work above and below Fayetteville has been subcontracted to other contractors. The C. R. Williams Company, of Buchanan, Va., is building the substructure for the bridge between Seba and Four Oaks, and J. R. Adams & Co., of Richmond, are doing the same thing between Four Oaks and the five and one-half mile post, and J. D. Davis, Jr., of Pedders Mill, Va., from this point to Beard, while the Smith-Kyle Company, of Fayetteville, is doing the work over the stretch of road between Natal and Parkton, where the double-tracking will end. The line of railway divides at Parkton, the Bennettville branch, there leaving the main line and splitting the traffic.

All of this construction is either arch and pipe culverts or substructure for the bridges. The work was started in April and the engineers expect to finish it by November 1. There will be 163 openings in all, and the

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WHAT IS NEEDED IN GREAT SOUTHLAND

Views on Interesting
Subject by a Man
of Affairs.

TOO MANY PEOPLE GOING TO CANADA

Southerners Who Go West, and
Why—Trifle Too Much Con-
servatism in Dixie—More
Risk Should Be Taken
in Helping Farmer
Boys.

In sending to the Industrial Section an article prepared by himself on the "Great need of the South," F. H. La Baume, the head man of the agricultural and industrial department of the Norfolk and Western Railway, writes a note to the editor which is, to say the least of it, a trifle sarcastic. After commending his article to the extent of declaring that it "contains more pertinent truth about the South than it contains eulogy or poetry," he says: "I hardly expect you to use it for I find that Southern papers do not, as a rule, care to discuss or print anything that does not carry commendation, eulogy, peroration or mutual congratulation. It's a nice, gracious, hospitable and agreeable practice, and it has a tendency to make us all satisfied, and encourages us to keep on following lines of least resistance."

"Let me tell you something, there are over 200,000,000 acres of farming lands in the States south of the Ohio and east of the Mississippi Rivers. Of this vast amount of territory, less than 20 per cent is under efficient cultivation, and less than 30 per cent is in cultivation at all. In other words, nearly four-fifths of our latent resources are lying idle and unproductive for the reasons I have pointed out in the enclosed article, but, of course, it would be very unwise to print it, because it might hurt some one's feelings or be misconstrued by others."

Mr. La Baume is the land agent of a railway and a vigorous and aggressive one he is, and a good fellow with all. In one way and another, he works in a good deal of free advertising matter on the press. I happen to know that some of the papers have been turning down a good deal of free advertising matter of late, and I suspect that is the kind of "discussion" Mr. La Baume has found that the Southern papers "do not, as a rule, care" to include in. It is given space with pleasure. Here it is.

The Great Need of the South.
(By F. H. La Baume.)

It is estimated that during the past five years, over a million farmers and their families have been induced to leave the United States and seek new homes in the Northwest provinces of Canada. If we average five to the family, this means a total of nearly five million people leaving within this time.

The Southern States, east of the Mississippi, and south of the Ohio River, have contributed very materially to this movement westward. It is estimated that over a hundred thousands of our young men and women, representing the very life blood of our population, have left the South and sought new homes in the Northwest. Southern States, with results that are familiar to any one who will investigate conditions in the smaller towns and their surrounding country districts in any part of the South. It is a sad, dressed a number of farmers' meetings in the counties in Tidewater Virginia recently, and the thing that impressed me most was the lack of energy and optimism in all the audiences on the streets of the towns and villages and on the farms in the country. There is a very vital reason for this defection of our young men and women from the United States, and it is the fact that the West, with its new blood, irrepressible enterprise and the optimism that is characteristic of new countries and new people, offers a more attractive and attractive than have been heretofore offered by any of the Eastern States. What are yet only ideals, even in many of the most beautiful localities of the world, are actualities throughout the Pacific Coast region. What are dreaded as threatening theories in conservative centres are established practical and beneficial facts in this progressive community. The older sections of this country, and of every country, are hampered and handicapped in their development by a so-called conservatism which is too often nothing more than sheer selfishness or inertia.

Hustle vs. Conservatism.
The phrase "conservatism" is made to cover a multitude of failings. The lack of imagination to foresee, the lack of energy to attempt, the lack of courage to achieve, are all cloaked under the convenient word "conservatism." Conservatism is the attribute of age. Energy and enthusiasm, courage, confidence and conviction are the characteristics of youth and strength. It is these that have wrought the miracle of the West.

It is these vital factors that have developed the originally arid sections without half the natural advantages possessed by the South Atlantic States, into the most attractive, prosperous, resourceful and aggressive section of our entire country. It is unfortunate that a young man is not usually considered worthy of business confidence, responsibility, loyalty and assistance, and that in this section these things are rarely accorded until a man has grown almost gray in the service. These are the reasons why our young people have left us, and are still continuing to leave in large numbers. The old conservatism of the South in re-

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